

MEMORANDUM

JANUARY 11, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
JAMES SULLIVAN, CHARLESTOWN COORDINATOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA (MA PROJECT #R-55)
PARCEL R-11D-1 (60 COOK STREET)
CERTIFICATE OF COMPLETION
AMENDMENT TO LAND DISPOSITION AGREEMENT

EXECUTIVE

SUMMARY: MEMORANDUM REQUESTING A CERTIFICATE OF COMPLETION BE ISSUED TO WILLIAM F. HALEY FOR THE SINGLE FAMILY DWELLING LOCATED ON PARCEL R-11D-1 (60 COOK STREET) IN CHARLESTOWN, AND AN AMENDMENT TO THE LAND DISPOSITION AGREEMENT BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY AND WILLIAM F. HALEY BE AUTHORIZED TO SUBDIVIDE THE PARCEL TO ACCOMMODATE AN ADDITIONAL OWNER-OCCUPIED SINGLE FAMILY DWELLING

On January 26, 1982, the Boston Redevelopment Authority conveyed Parcel R-11D-1 located at 60 Cook Street, Charlestown, consisting of 3,983 square feet, to William F. Haley to construct a single family home.

Certificate of Occupancy #8876 was issued to William F. Haley for a single family residence at 60 Cook Street by the City of Boston Inspectional Services Department on March 1, 1982.

On November 15, 1989, Ken Keohane, Construction Supervisor, inspected the premises and determined that construction had been completed.

Mr. Haley petitioned the Authority to issue a Certificate of Completion for the single family dwelling located at 60 Cook Street in Charlestown for financial purposes and to complete the sale of the property.

Additionally, Mr. Haley has petitioned the Authority to amend the Land Disposition Agreement between the Boston Redevelopment Authority and William F. Haley to allow Parcel R-11D-1 to be subdivided for the purpose of constructing an additional single family home on the premises to be occupied by himself and his family.

The petitioner seeks to subdivide the existing lot at 60 Cook

Street, measuring 3,983 square feet, into two lots. The resulting sub-divided lot at 60 Cook Street would measure 2,003 square feet and accommodate the existing single family dwelling. The proposed lot at 334 Medford Street on which the petitioner would erect an additional single family dwelling would be 1,980 square feet. Consideration for the proposed sub-divided parcel will be paid by Mr. Haley to the Boston Redevelopment Authority at a price deemed appropriate by the Authority's Real Estate Officer. The Authority will inspect and, if appropriate, will issue a Certificate of Completion for the proposed single family dwelling to be located at 334 Medford Street.

On May 5, 1987 the City of Boston Board of Appeal granted a variance for the subdivision of the lot located at 60 Cook Street in Charlestown.

On February 2, 1988 the City of Boston Board of Appeal granted a variance for the construction of a single-family dwelling at 334 Medford Street, Charlestown with the provision that the dwelling be owner-occupied and the project be subject to BRA Design Review (see attached Chronology).

Based on the foregoing, it is requested that the Authority issue a Certificate of Completion for the premises located at 60 Cook Street, Charlestown and allow Parcel R-11D-1 to be subdivided to accommodate an owner-occupied single family dwelling.

An appropriate vote follows:

VOTED: That the Director is authorized to issue a Certificate of Completion to William F. Haley, for the single family dwelling on Parcel R-11D-1, located at 60 Cook Street in Charlestown. Further, the Director is authorized to execute an amendment to the Land Disposition Agreement between the Boston Redevelopment Authority and William F. Haley, Redeveloper of Parcel R-11D-1, allowing the Parcel to be subdivided to accommodate an additional single family dwelling.

INSPECTION FORM

PROJECT: William F. Haley
(name, address) 60 Cook St., Charlestown

ARCHITECT:

PARCEL #: R-11 D-1

CONTRACTOR:

LAND DISPOSITION AGREEMENT: January 26, 1982
(date, parties, description of use or occupancy)

Is this a partial inspection? Yes _____ No x _____

PROJECT OR DESIGNATED PORTION SHALL INCLUDE:
(number of dwelling units, type of structure(s), etc.)

PROJECT CHECKLIST:

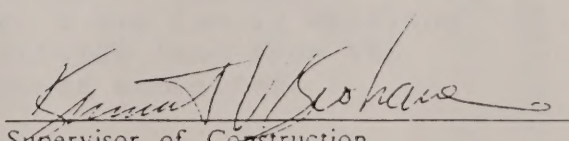
- | | |
|-----------------------|---|
| Site Improvements | ☒ Sidewalks, wheelchair ramps, etc. |
| | ☐ Parking and drop-off areas |
| | ☒ Landscaping |
| Building Exterior | ☒ Exterior walls, roofs, doors,
windows, signage, etc. |
| Interior Public Areas | ☐ Flooring and paving |
| | ☐ Wall finishes |
| | ☐ Ceiling finishes |
| Residential Units | ☒ Interior finishes, fixtures, appliances, etc. |

COMMENTS:

I.S.D. CERTIFICATE OF OCCUPANCY # 8876 Date March 1, 1982

ITEMS REQUIRING CORRECTION OR COMPLETION:

November 15, 1989
*Date of Inspection


Supervisor of Construction
Kenneth V. Keohane

NOTE: The Architect's Certificate of Substantial Completion and
Inspectional Services Department Certificate of Occupancy are to
be attached.

BUILDING PERMIT/APPEAL CHRONOLOGY

October, 1989 (B.R.A.)	Owner petitions Authority for Certificate of Completion and amendment to L.D.A. for the subdivision of Parcel and construction of single family dwelling.
February 2, 1988 (Z.B.A.)	Board of Appeal grants variances to construct a single family, owner occupied dwelling subject to B.R.A. design review.
November 5, 1987 (B.R.A.)	Authority recommends deferral until appellant consults Authority with respect to L.D.A.
June 30, 1987 (I.S.D.)	Building permit refused for construction of single-family dwelling.
June 3, 1987 (I.S.D.)	Application submitted to construct a single family dwelling.
May 5, 1987 (Z.B.A.)	Board of Appeals grants variance for subdivision of lot.
May 5, 1987 (Z.B.A.)	Board of Appeals denies variance for the construction of a two family dwelling.
February 5, 1987 (B.R.A.)	Authority recommends denial of three variances to subdivide lot and erect a two family dwelling in an apartment (H-1) district.
November 19, 1986 (I.S.D.)	ISD refuses to approve subdivision of lot and construction of a two family dwelling.
October 30, 1986 (I.S.D.)	Application for Building Permit to erect a two family dwelling and subdivide land from #60 Cock Street submitted.

CHARLESTOWN



**60 COOK STREET
CHARLESTOWN**

SOMERVILLE

CAMBRIDGE

44.00

PROPOSED LOT
1980 SF

334 MEDFORD STREET

45.00

45.00

44.00

RESULTING LOT
2003 SF

DWELLING

60 COOK STREET

45.88

45.19

44.00

MEDFORD STREET

COOK STREET

PARCEL R-11D-1
3,893 SF
CHARLESTOWN

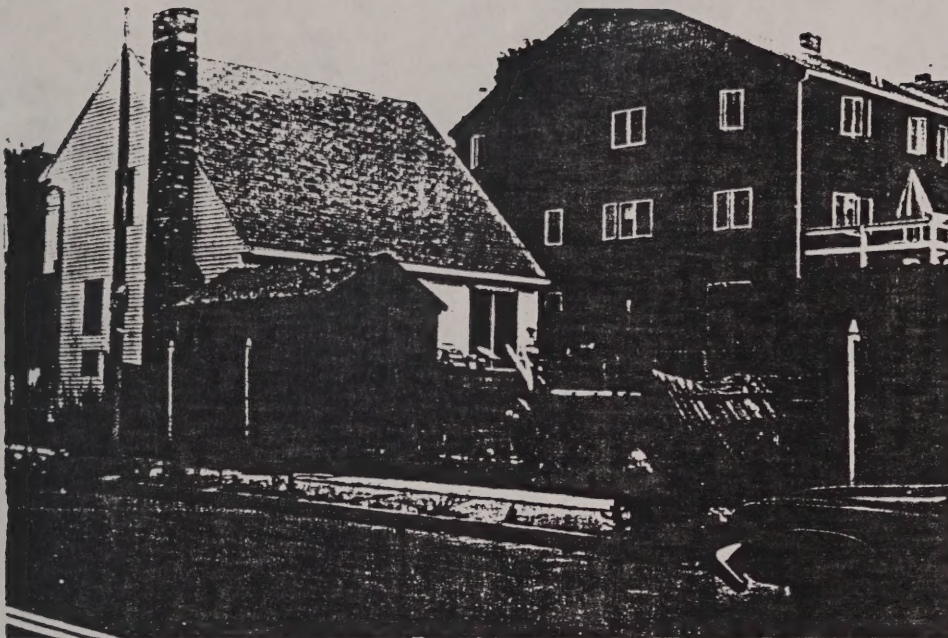


PARCEL R-11D-1



**60 COOK STREET
CHARLESTOWN**

PARCEL R-11D-1



EXISTING



PROPOSED SUBDIVISION